

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 SEAGULL DRIVE LOCH SPORT VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$89,000

Property type

Land

Suburb

Loch Sport

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

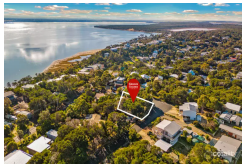
Date of sale

9 ANETA COURT LOCH SPORT VIC 3851	\$220,000	25-Aug-25
154 WALLABY STREET LOCH SPORT VIC 3851	\$91,500	27-Mar-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 June 2026



9 ANETA COURT LOCH SPORT VIC 3851

Sold Price

\$220,000

Sold Date

25-Aug-25



Distance

0.34km



154 WALLABY STREET LOCH SPORT VIC 3851

Sold Price

\$91,500

Sold Date

27-Mar-26



Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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